

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
SIERRA VISTA AT CANYON GATE PROPERTY OWNERS ASSOCIATION**

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THE STATE OF TEXAS           §  
  §  
COUNTY OF BRAZORIA       §

The undersigned, being the Managing Agent for Sierra Vista at Canyon Gate Property Owners Association ("Association"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. **Name of Subdivision:** The name of the subdivision is Sierra Vista.
2. **Name of Association:** The name of the Association is Sierra Vista at Canyon Gate Property Owners Association.
3. **Recording Data for the Subdivision:**
  - a. Sierra Vista, a subdivision in Brazoria County, described by metes and bounds in Exhibit "A" attached to the document described below under 4.a.(1) and 4.b.(1).
  - b. Sierra Vista, Section One (1), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under File No. 2017058170 of the Map Records of Brazoria County, Texas, and all amendments to or replats of said maps or plats, if any.
  - c. Sierra Vista, Section Two (2), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under File No. 2017058181 of the Map Records of Brazoria County, Texas, and all amendments to or replats of said maps or plats, if any.
  - d. Sierra Vista, Section 4A, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under File No. 2018044949 of the Map Records of Brazoria County, Texas, and all amendments to or replats of said maps or plats, if any.
  - e. Sierra Vista, Section 4B, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under File No. 2018044940 of the Map Records of Brazoria County, Texas, and all amendments to or replats of said maps or plats, if any.

- f. **Sierra Vista, Section Five (5), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under File No. 2019005368 of the Map Records of Brazoria County, Texas, and all amendments to or replats of said maps or plats, if any.**
- g. **Sierra Vista, Section Six (6), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under File No. 2019057687 of the Map Records of Brazoria County, Texas, and all amendments to or replats of said maps or plats, if any.**
- h. **Sierra Vista, Section Seven (7), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under File No. 2019055303 of the Map Records of Brazoria County, Texas, and all amendments to or replats of said maps or plats, if any.**
- i. **Sterling Lake at Iowa Colony, Section Thirteen (13), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under File No. 2019001428 of the Map Records of Brazoria County, Texas, and all amendments to or replats of said maps or plats, if any.**
- j. **Sierra Vista West, Section One (1), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under File No. 2019057715 of the Map Records of Brazoria County, Texas, and all amendments to or replats of said maps or plats, if any.**
- k. **Sierra Vista West, Section Two (2), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under File No. 2019057724 of the Map Records of Brazoria County, Texas, and all amendments to or replats of said maps or plats, if any.**
- l. **Sierra Vista West, Section Three (3), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under File No. 2019062381 of the Map Records of Brazoria County, Texas, and all amendments to or replats of said maps or plats, if any.**
- m. **Sierra Vista West, Section Four (4), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under File No. 2021047110 of the Map Records of Brazoria County, Texas, and all amendments to or replats of said maps or plats, if any.**
- n. **Sierra Vista West, Section Five (5), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under File No. 2021052429 of the Map Records of Brazoria County, Texas, and all amendments to or replats of said maps or plats, if any.**
- o. **Sierra Vista West, Section Six (6), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under File No.**

2021034994 of the Map Records of Brazoria County, Texas, and all amendments to or replats of said maps or plats, if any.

- p. Sierra Vista West, Section Seven (7), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under File No. 2021077677 of the Map Records of Brazoria County, Texas, and all amendments to or replats of said maps or plats, if any.
- q. Sierra Vista West, Section Eight (8), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under File No. 2022015843 of the Map Records of Brazoria County, Texas, and all amendments to or replats of said maps or plats, if any.
- r. Sierra Vista West, Section Nine (9), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under File No. 2022015858 of the Map Records of Brazoria County, Texas, and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:\*

- a. Documents:
  - (1) Declaration of Covenants, Conditions and Restrictions for Sierra Vista.
  - (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Sierra Vista.
  - (3) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Sierra Vista.
  - (4) Third Amendment to Declaration of Covenants, Conditions and Restrictions for Sierra Vista.
  - (5) Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Sierra Vista.
  - (6) Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Sierra Vista.
  - (7) Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Sierra Vista.
  - (8) Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for Sierra Vista.
  - (9) Eighth Amendment to Declaration of Covenants, Conditions and Restrictions for Sierra Vista.
  - (10) Ninth Amendment to Declaration of Covenants, Conditions and Restrictions for Sierra Vista.
  - (11) Tenth Amendment to Declaration of Covenants, Conditions and Restrictions for Sierra Vista.
  - (12) Eleventh Amendment to Declaration of Covenants, Conditions and Restrictions for Sierra Vista.
  - (13) Twelfth Amendment to Declaration of Covenants, Conditions and Restrictions for Sierra Vista.

- (14) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Sierra Vista [The Annexed Property Being Commonly Known As Sierra Vista, Section 4A].
- (15) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Sierra Vista [The Annexed Property Being Commonly Known As Sierra Vista, Section 4A].
- (16) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sierra Vista, Section 4B a Subdivision in Brazoria County, Texas.
- (17) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sierra Vista, Section Five (5) a Subdivision in Brazoria County, Texas.
- (18) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sierra Vista, Section Six (6) a Subdivision in Brazoria County, Texas.
- (19) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sierra Vista, Section Seven (7) a Subdivision in Brazoria County, Texas.
- (20) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section Thirteen (13) a Subdivision in Brazoria County, Texas [Annexation Into Sierra Vista].
- (21) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section Thirteen (13) a Subdivision in Brazoria County, Texas [Annexation Into Sierra Vista].
- (22) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sierra Vista West, Section One (1), a Subdivision in Brazoria County, Texas.
- (23) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sierra Vista West, Section Two (2), a Subdivision in Brazoria County, Texas.
- (24) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sierra Vista West, Section Three (3), a Subdivision in Brazoria County, Texas.
- (25) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sierra Vista West, Section Four (4), a Subdivision in Brazoria County, Texas.
- (26) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sierra Vista West, Section Five (5), a Subdivision in Brazoria County, Texas.
- (27) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sierra Vista West, Section Six (6), a Subdivision in Brazoria County, Texas.

- (28) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sierra Vista West, Section Seven (7), a Subdivision in Brazoria County, Texas.
- (29) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sierra Vista West, Section Eight (8), a Subdivision in Brazoria County, Texas.
- (30) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sierra Vista West, Section Nine (9), a Subdivision in Brazoria County, Texas.

b. Recording Information:

- (1) Brazoria County Clerk's File No. 2017049777.
- (2) Brazoria County Clerk's File No. 2017060551.
- (3) Brazoria County Clerk's File No. 2018005017.
- (4) Brazoria County Clerk's File No. 2018008605.
- (5) Brazoria County Clerk's File No. 2018027516.
- (6) Brazoria County Clerk's File No. 2019011248.
- (7) Brazoria County Clerk's File No. 2019062624.
- (8) Brazoria County Clerk's File No. 2020009736.
- (9) Brazoria County Clerk's File No. 2020066524.
- (10) Brazoria County Clerk's File No. 2021050220.
- (11) Brazoria County Clerk's File No. 2021084562.
- (12) Brazoria County Clerk's File No. 2022027996.
- (13) Brazoria County Clerk's File No. 2022038317.
- (14) Brazoria County Clerk's File No. 2018030707.
- (15) Brazoria County Clerk's File No. 2018058408.
- (16) Brazoria County Clerk's File No. 2018047768.
- (17) Brazoria County Clerk's File No. 2019005558.
- (18) Brazoria County Clerk's File No. 2019063083.
- (19) Brazoria County Clerk's File No. 2019055391.
- (20) Brazoria County Clerk's File No. 2019006689.
- (21) Brazoria County Clerk's File No. 2019042143.
- (22) Brazoria County Clerk's File No. 2019059068.
- (23) Brazoria County Clerk's File No. 2020007924.
- (24) Brazoria County Clerk's File No. 2020001944.
- (25) Brazoria County Clerk's File No. 2021056740.
- (26) Brazoria County Clerk's File No. 2021061087.
- (27) Brazoria County Clerk's File No. 2021037762.
- (28) Brazoria County Clerk's File No. 2021083916.
- (29) Brazoria County Clerk's File No. 2022018046.
- (30) Brazoria County Clerk's File No. 2022024393.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Sierra Vista at Canyon Gate Property Owners Association c/o Principal Management Group of Houston, 11000 Corporate Centre, Suite 150, Houston, Texas 77041.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: PMG Conveyance Department, Principal Management Group of Houston. Address: 11000 Corporate Centre, Suite 150, Houston, Texas 77041. Phone No.: 713.329.7100. Email Address: webmaster@pmghouston.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.townsq.io.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
New Account Set Up Fee	\$ 95.00
Resale Certificate Fee	\$ 340.00
Resale Certificate Update Fee	\$ 75.00
Legacy Account Closure Fee	\$ 220.00
Refinance Statement of Account	\$ 75.00
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation	\$175.00 1 day expedite; \$125.00 3 day expedite
PMG Transfer Fee	\$ 220.00
Operating Fund Capitalization Fee [Declaration Article V, Section 5.7]	Each owner, (other than the Developer, a Declarant or a Builder as defined in the Declaration) upon acquiring title to a lot, shall pay an Operating Fund Capitalization Fee in an amount equal to 50% of the then-current Annual Assessment. The current Operating Fund Capitalization Fee is \$375.00. For future years, the Operating Fund Capitalization Fee amount must be confirmed with the Association.
Reserve Fund Capitalization Fee [Declaration Article V, Section 5.8]	Upon transfer of ownership of a lot by a builder only, the lot is subject to a Reserve Fund Capitalization Fee in an amount equal to 1/4 <sup>th</sup> of the then-current Annual Assessment. The current Reserve Fund Capitalization Fee is \$187.50. For future years, the Reserve Fund Capitalization Fee amount must be confirmed with the

<p>Administrative Fee [Declaration Article V, Section 5.9]</p>	<p>Association. An Administrative Fee will be charged in connection with the sale of a lot in the amount not to exceed 1/3<sup>rd</sup> of the Annual Assessment. The Developer and Declarant are exempt from payment of the Administrative Fee. The current Administrative Fee is \$250.00. For future years, the Administrative Fee amount must be confirmed with the Association.</p>
<p>Adopt A School Assessment [Declaration Article V, Section 5.10]</p>	<p>The Adopt A School Assessment is as follows: (a) upon first transfer of a lot from a builder to a purchaser, \$100.00 to be paid by the builder/seller and \$100.00 to be paid by the purchaser; and (b) upon each subsequent transfer, the purchaser is required to pay a sum equal to 1/4<sup>th</sup> of the then-current Annual Assessment. The current Adopt a School Assessment is (a) \$200.00 or (b) \$187.50. For future years, the Adopt a School Assessment must be confirmed with the Association.</p>
<p>Community Enhancement Fee [Declaration Article V, Section 5.22]</p>	<p>Any purchaser of a lot other than the Developer, the Declarant, or a Builder (as those terms are defined in the Declaration) must pay a Community Enhancement Fee in the amount \$950.00.</p>

Executed on this 30<sup>th</sup> day of December, 2022.

**SIERRA VISTA AT CANYON GATE  
PROPERTY OWNERS ASSOCIATION**

By: Principal Management Group of Houston,  
Managing Agent




Rachel Richmond, Community Director

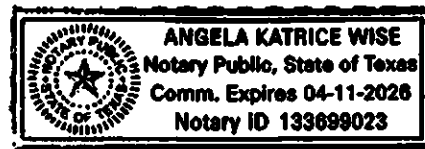
\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision.

Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §  
                                  Brazoria

BEFORE ME, the undersigned notary public, on this 30<sup>th</sup> day of December, 2022 personally appeared Rachel Richmond, Community Director for Principal Management Group of Houston, Managing Agent for Sierra Vista at Canyon Gate Property Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

  
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Notary Public in and for the State of Texas





# FILED and RECORDED

Instrument Number: 2023001358

Filing and Recording Date: 01/11/2023 11:20:25 AM Pages: 9 Recording Fee: \$54.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

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Joyce Hudman, County Clerk  
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-emily